[Real Property Lease Amendment - Opera Plaza, L.P. - Administrative Offices - 601 Van Ness Avenue - $345,840 Annual Base Rent]

Resolution authorizing the Director of Property, on behalf of the Department of Homelessness and Supportive Housing, to enter into a Lease Amendment for approximately 8,646 rentable square feet of office space located at 601 Van Ness Avenue, Suite P, with Opera Plaza L.P., for use as administrative offices, for an extended term to commence on August 1, 2026, and terminate on July 31, 2029, at the annual base rent of $345,840 ($40 per square foot) in the initial year of the extended term, plus an annual $1 per square foot increase each August 1 thereafter; and authorizing the Director of Property to execute documents, make certain modifications and take certain actions in furtherance of Lease Amendment and this Resolution, as defined herein.

WHEREAS, The City and County of San Francisco ("City") and Opera Plaza L.P. ("Landlord") are parties to that certain lease, dated for reference purposes only as April 11, 2016 ("Lease") for 8,646 square feet of office space located in Suite P (the "Premises"), in the building located at 601 Van Ness Avenue (the "Building"), for the administrative offices of the City's Department of Homelessness and Supportive Housing ("HSH"), a copy of the Lease, is on file with the Clerk of the Board of Supervisors in File No. 210773; and

WHEREAS, The initial Lease term was extended through July 31, 2026, by the Board of Supervisors' Resolution No. 367-21; and

WHEREAS, HSH would like to extend the current Lease term to July 31, 2029, which would enable HSH to maintain the Lease in place while it continues its search for a larger site that would accommodate the consolidation of its administrative offices; and

WHEREAS, Real Estate Division ("RED") negotiated a Lease amendment with the Landlord (the "Amendment"), that extends the Lease term to July 31, 2029 ("Extended Term"), resets the current base rent from $46 per square foot per year ($397,716 annual total base rent) to $40 per square foot per year ($345,840) ("Base Rent"), a copy of the proposed Amendment is on file with the Clerk of the Board of Supervisors in File No. 260811; and

WHEREAS, All other terms and conditions of the Lease will continue in full force and effect, including that the City will pay for its own electrical utilities and Base Rent will increase annually by $1 per square foot each August 1 beginning in 2027; and

WHEREAS, The Director of Property determines the proposed Base Rent to be at or below fair market rental value, and with a price per square foot below the threshold requiring appraisal as set forth in Administrative Code, Section 23.27; now, therefore, be it

RESOLVED, That in accordance with the recommendation of the Director of HSH, the Director of Property is hereby authorized to take all actions on behalf of the City to enter into the Amendment; and, be it

FURTHER RESOLVED, That commencing upon August 1, 2026, and continuing through the first year of the extended term, the annual base rent shall be $40 per square foot, increasing each subsequent August 1 by $1 per square foot; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of Property to take any actions in furtherance of the Amendment, if said action is, determined by the Director of Property, in consultation with the City Attorney, in the best interest of the City, does not increase the rent or otherwise materially increase the obligations or liabilities of the City, necessary or advisable to effectuate the purposes of the Amendment, the Lease or this Resolution, and in compliance with all applicable laws, including the City's Charter; and, be it

FURTHER RESOLVED, That within thirty (30) days of the Lease being signed by all parties, RED shall provide the fully executed agreement to the Clerk of the Board for inclusion into the official file.

$317,020.00 available
[11 months X $28,820.00/month]
(Base Rent August 1, 2026 – June 30, 2027)

Fund ID:	10000
Department ID:	203645
Project ID:	10026736
Authority ID:	10000
Account ID:	530110
Activity ID:	0001

/s/
Michelle Allersma, Budget and Analysis Division Director on behalf of
Greg Wagner, Controller

RECOMMENDED:

/s/
Michael Levine
Department of Homelessness and Supportive Housing
Executive Director

/s/
Sarah R. Oerth
Real Estate Division
Director of Property

City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 260811 **Date Passed:** September 29, 2026

Resolution authorizing the Director of Property, on behalf of the Department of Homelessness and Supportive Housing, to enter into a Lease Amendment for approximately 8,646 rentable square feet of office space located at 601 Van Ness Avenue, Suite P, with Opera Plaza L.P., for use as administrative offices, for an extended term to commence on August 1, 2026, and terminate on July 31, 2029, at the annual base rent of $345,840 ($40 per square foot) in the initial year of the extended term, plus an annual $1 per square foot increase each August 1 thereafter; and authorizing the Director of Property to execute documents, make certain modifications and take certain actions in furtherance of Lease Amendment and this Resolution, as defined herein.

September 23, 2026 Budget and Finance Committee - RECOMMENDED

September 29, 2026 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

File No. 260811

I hereby certify that the foregoing Resolution was ADOPTED on 9/29/2026 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

10/2/2026
Date Approved